



Chapter 10 Environment

Cluster 2 Asset Profile

Cluster 2 stakeholders and board members did not list environmental problems as a major issue. For this reason, Cluster 2 did not develop an environmental subcommittee. However, certain urban environmental issues apply city-wide and are therefore discussed.

Issues

Overgrown vacant land

Unmaintained vacant land in blighted condition was a major problem identified as a barrier to development. These lots, if not maintained, are a blighting influence on the surrounding community. Below these vacant lots, soil contamination from buried building debris is likely, given the fact that many structures were improperly demolished. In many cases, homes were demolished and buried in the existing basement. This leads to many problems including contaminated soil from lead paint and pipes, termites breeding in the wood debris, and buried fuel-oil oil tanks.

Illegal Dumping

The problems associated with illegal dumping range from visual blight caused by dumped debris, to health risks to nearby residents if the dumped material contains pollutants which can contaminate ground water and affect air quality

Trash and Garbage

Refuse in alleys, along commercial strips, in vacant lots and other areas, was identified as a problem by stakeholders. While this issue has primarily visual affects, litter-strewn environs impact upon perceptions of the area, which may lead to disinvestment by area residents and businesses, and can prevent reinvestment by developers.

Abandoned Cars

Abandoned cars primarily impact upon the visual environment within the cluster and have the potential to contaminate soil if fluids leak.

Vacant, deteriorating structures

Vacant houses and commercial buildings were listed as a major concern of area stakeholders. Aside from the visual environmental impact of these buildings, many of these commercial structures have asbestos containing pipe wrap and other building materials, lead paint and pipes, and other environmental problems associated with the buildings past use.

Vacant houses pose less of an environmental threat than commercial buildings. If the home is still standing it can be easily be demolished, and potentially harmful building materials, lead pipes, etc., can be disposed of properly before these harmful materials seep into the soil.

Air and Noise Pollution

Air pollution was not mentioned as a barrier to development within Cluster 2. However, jets landing and taking off at City Airport does create high decibel levels for residents.

Lead Paint

Within existing structures, lead paint poses the greatest risk to young children. Window sills and other toddler-height chewable painted surfaces are dangerous. Removal of the old paint or encapsulation are acceptable means of preventing young children from ingesting paint containing lead.

Act 307 Contaminated Sites

Four Act 307 sites were listed in this cluster.

Former Inland Tool & Manufacturing, 20263 Hoover

Contamination: *Fabricated Metal Products*

Contaminants: *PNA, VOC*

Status: *Final Cleanup - Potentially Responsible Party/Other*

Mobil Gasoline Station, McNichols & Gunston

Contamination: *Gasoline Service Station*

Contaminants: *Pentane, BTEX*

Status: *Evaluation / Interim Response – Potentially Responsible Party /Other*

Southland Corporation, 14400 East McNichols

Contamination: *Gasoline Service Station*

Contaminants: *BTEX*

Status: *Evaluation / Interim Response - Potentially Responsible Party / Other*

Southland Corporation, 14400 East Seven Mile

Contamination: *Gasoline Service Station*

Contaminants: *BTEX*

Status: *Evaluation / Interim Response - Potentially Responsible Party / Other*

Three of the four 307 Sites within Cluster 2 are gas stations and potentially leaked leaded gas. The fourth 307 Site, the former Inland Tool & Manufacturing, was contaminated by manufacturing materials. Specifically, these contaminants are PNA and VOC. This site is located within an industrial corridor, so impact upon surrounding residential areas is unlikely.

Programs

Neighborhood City Hall Battery Recycling

Used batteries can be taken to neighborhood city halls for proper disposal.

DPW Bagged Yard Waste Pick-up

The City of Detroit Department of Public Works collects bagged and bundled yard waste the same day as "bulk collection day", which occurs once a month.